

In re Ideal Property Investments, LLC

Case No. 24-1421-FPC11

**General Notes and Statement of Limitations, Methodology and Disclaimers Regarding
Debtor's Schedules of Assets and Statement of Financial Affairs**

The Debtor has previously filed a portion of its Schedules of Assets, and files herewith amendments to Schedules A/B and D, an Amended list of Top 20 Unsecured Creditors and also files, pursuant to 11 U.S.C. § 521(a) and LBR- 3016-1(b) its profit and loss statement of income as of the petition date as well as a balance sheet, and its Statement of Financial Affairs (SOFA).

The Schedules and SOFA have been prepared by the current management of the Debtor, with the help of its professionals and advisors. While reasonable efforts were made to provide complete responses to the Schedules and SOFA, based on the information available, the Schedules and SOFA were sourced from the books and records maintained by the prior management of the Debtor. That information has been supplemented, as available, by the Debtor's pre-petition receiver, TurningPointe LLC d/b/a Turning Point Strategic Advisors, which was appointed as general receiver over the Debtor on May 3, 2024. Neither the Receiver nor the Debtor's current management have firsthand knowledge of the accuracy or source of some of the financial information included in the Debtor's books and records. For example, the Debtor used QuickBooks pre-receivership, and QuickBooks was the source of the Debtor's profit and loss statement and its balance sheet, but it is unclear how accurate the reporting in QuickBooks is (some specific instances are addressed below) or when it was last updated prior to the Receiver's appointment. Therefore, subsequent investigation or discovery may result in material changes and amendment(s) to the Schedules and SOFA, and inadvertent errors or omissions may exist.

The Debtor reserves the right, but not the obligation, to amend, modify, or supplement the Schedules and SOFA from time to time, in all respects, as may be necessary or appropriate, including but not limited to, the right to dispute or otherwise assert offsets or defenses to any claim reflected on the Schedules or SOFA as to amount, liability, classification, or to otherwise subsequently designate any claim as "disputed," "contingent" or "unliquidated." Furthermore, nothing in the Schedules or SOFA is an admission of any claims or waiver with respect to any of the Debtor's rights or claims with respect to this Chapter 11 case, including with respect to any issues involving causes of

action arising under the provisions of chapter 5 of the Bankruptcy Code, and/or any other relevant non-bankruptcy law to recover assets or avoid transfers.

Notes as to Specific Items:

As to the Debtor's Profit and Loss Statement: the Debtor's QuickBooks was set for "memory transactions" as to monthly rental obligations for the various Creative Technologies, Refreshing USA and Water Station-related entities that were lessees in the Debtor's real properties. The Debtor's QuickBooks treated these "memory transactions" as income and booked them as income every month. However, from the Debtor's banking records, which are available for production upon proper request, there is no evidence that any rents from these tenants was ever collected. The Debtor's current information as to rental income actually coming in is presented in the rent roll attached to the Camm First Day Declaration (ECF No. 13) and in the budgets submitted with the Debtor's materials to interim use of Cash Collateral (see ECF Nos. 46, 55, 110 and 168).

As to the Debtor's Balance Sheet: the balance sheet as maintained in QuickBooks reflects (a) properties that reflect non-Debtor entities on title and which were never held in the Debtor's name; and (b) some properties that were held by the Debtor but which were transferred pre-petition and not removed from the Balance Sheet. Based on current management's review and investigation, the current list of properties held by the Debtor or in which the Debtor has an interest are listed on the Amended Schedule A/B filed herewith. Properties that were transferred pre-petition, as identified to date, are listed in response to SOFA Question No. 13.

SOFA Question No. 1:

The Gross Revenue numbers provided in response to Question No. 1 are derived from the Debtor's QuickBooks and include the "memory transactions" that booked rental income as revenue when funds may not have actually been received by the Debtor.

SOFA Question No. 4:

The Debtor's books and records located to date indicate no payments or transfers that can be identified as going to insiders of the Debtor.

SOFA Question No. 5:

No foreclosures of property held in the Debtor's name in the year before the Petition Date have been identified. There was a foreclosure of the property held by related-entity Ideal Bells Ferry LLC, as to real property located in 121-131 Bells Ferry Road, Marietta GA, was completed in March 2024. It is unknown at this time whether the Debtor has or had an interest in Ideal Bells Ferry LLC. There was a foreclosure of the property held by related-entity 8825 LLC, as to real property located at 8825 S. 228th Street, Kent, WA, that was completed in July 2024. It is unknown at this time whether the Debtor has or had an interest in 8825 LLC, its members are/were Ryan Wear and Richard Wear.

SOFA Question No. 10:

Property losses that were submitted to the Debtor's insurance carrier were identified from loss reports. Other damage or losses that were not submitted for insurance reimbursement may exist.

SOFA Question No. 13:

As to transfers for security purposes, the Debtor issued numerous Deeds of Trust on its properties over the years. See Schedule D for a list of secured creditors.

The transfer of property identified in response to Question No. 13 are the transfers of property held in the Debtor's name as of the time of transfer which have been determined at this time. Other transfers by related-entities may have occurred or be identified later.

SOFA Question No. 18:

Single copies of a bank statement from these accounts from February 2024 were located in the Debtor's records. It is believed the accounts are not active and/or have been closed. Neither were used regularly in the Debtor's operations from what can be ascertained in the Debtor's other books and records. Investigation into these accounts continues.

SOFA Question No. 26d:

No records related to financial statements being presented have been located in the Debtor's books and records. However, the Debtor presumes that the secured lenders

identified on its Schedule D received some kind of statement from the Debtor as part of their lending due diligence.

SOFA Question No. 30:

The Debtor's books and records located to date indicate no payments or transfers that can be identified as going to insiders of the Debtor.

Fill in this information to identify the case:

Debtor name Ideal Property Investments LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF WASHINGTON

Case number (if known) 24-1421

☒ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☐ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☒ Amended Schedule A/B, D, G and H
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 18, 2024

☒ /s/ Joseph P. Fanelli

Signature of individual signing on behalf of debtor

Joseph P. Fanelli

Printed name

Chief Restructuring Officer

Position or relationship to debtor

Fill in this information to identify the case:Debtor name Ideal Property Investments LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF WASHINGTONCase number (if known): 24-1421☒ Check if this is an
amended filing**Official Form 204****Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders** 12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
352 Capital GP LLC c/o Sean V. Small Lasher Holzapfel Sperry & Ebberson PLLC 601 Union Street, Suite 2600 Seattle, WA 98101			Contingent Unliquidated Disputed	\$106,925,000.00	\$0.00	\$106,925,000.00
A&R Water Supply 4 Peace Street Pelham, NY 10803			Contingent Unliquidated Disputed			\$3,275,245.00
Arravend LLC 3509 Nodding Pine Court Fairfax, VA 22033			Contingent Unliquidated Disputed			\$6,363,280.00
Big Boy Tools LLC 12625 Hideout Drive Noblesville, IN 46060			Contingent Unliquidated Disputed			\$3,038,358.00
Carol and Forrest Bryant Jam Capital II, LLC c/o Colin Hunter Bradley Bernstein Sands LLP 1425 SW 20th Avenue, Suite 201 Portland, OR 97201			Contingent Unliquidated Disputed			\$2,750,000.00
Chuglt LLC 2111 Riverview Dr. Dandridge, TN 37725			Contingent Unliquidated Disputed			\$3,638,308.00
COLE WS TECH LLC 2960 Lewallen Place Decatur, IL 62521			Contingent Unliquidated Disputed			\$2,453,150.00

Debtor Ideal Property Investments LLC
Name

Case number (if known) 24-1421

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Dennis Demirjian DDWSTech LLC c/o Colin Hunter Bradley Bernstein Sands LLP 1425 SW 20th Avenue, Suite 201 Portland, OR 97201			Contingent Unliquidated Disputed			\$5,364,430.00
First Federal Bank c/o Lane Powell LLP 1420 Fifth Avenue, Suite 4200 Attn: Gregory R. Fox 98101		19355 SW Teton AvenueTualatin, OR 97062 11410 Beverly Park RoadEverett, WA 98204	Contingent Unliquidated Disputed	\$24,148,034.80	\$10,420,000.00	\$13,728,034.80
Granite Street Ventures, LLC 2468 Santa Barbara Ln Franklin, TN 37069			Contingent Unliquidated Disputed			\$3,154,417.00
Indiana Water Technology LLC 6404 Myrtle Lane Indianapolis, IN 46220			Contingent Unliquidated Disputed			\$3,403,296.00
Pacific Water Technology LLC 2305 43rd Street SE Puyallup, WA 98374			Contingent Unliquidated Disputed			\$3,247,171.00
Prasiti Water Investments LLC 2001 S Hardin Blvd Suite 110 #102 McKinney, TX 75070			Contingent Unliquidated Disputed			\$2,807,461.00
RC WS TECH 1157 LLC 2960 Lewallen Place Decatur, IL 62521			Contingent Unliquidated Disputed			\$2,006,250.00
Rose Trail Ventures 2 LLC 4216 Central Lane Memphis, TN 38117			Contingent Unliquidated Disputed			\$2,584,221.00
Rose Trail Ventures LLC 4216 Central Lane Memphis, TN 38117			Contingent Unliquidated Disputed			\$2,584,221.00
Siripi WST LLC 13919 Hughes Lane Dallas, TX 75240			Contingent Unliquidated Disputed			\$3,410,500.00
Socotra REIT I LLC 2208 29th Street, Suite 100 Sacramento, CA 95817		530 Oppen StreetEscondido, CA	Disputed	\$8,001,770.71	\$4,900,000.00	\$3,101,770.71

Debtor Ideal Property Investments LLC
Name

Case number (if known) 24-1421

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
SS Holdings LLC 4601 Chennault Beach Road, Suite 200 Mukilteo, WA 98275		3811 188th Street NEArlington, WA 98223	Contingent Unliquidated	\$3,147,802.00	\$1,000,000.00	\$2,147,802.00
WST LLC 6276 Talon Preserve Dr Nokomis, FL 34275			Contingent Unliquidated Disputed			\$1,979,851.00

Fill in this information to identify the case:Debtor name Ideal Property Investments LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF WASHINGTONCase number (if known) 24-1421☒ Check if this is an amended filing**Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals****12/15****Part 1: Summary of Assets****1. Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)**1a. Real property:**Copy line 88 from *Schedule A/B*..... \$ 49,374,528.00**1b. Total personal property:**Copy line 91A from *Schedule A/B*..... \$ 10,428,230.00**1c. Total of all property:**Copy line 92 from *Schedule A/B*..... \$ 59,802,758.00**Part 2: Summary of Liabilities****2. Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ 173,804,385.13**3. Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)**3a. Total claim amounts of priority unsecured claims:**Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ 564,639.61**3b. Total amount of claims of nonpriority amount of unsecured claims:**Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ 130,213,652.61**4. Total liabilities**
Lines 2 + 3a + 3b\$ 304,582,677.35

Fill in this information to identify the case:Debtor name Ideal Property Investments LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF WASHINGTONCase number (if known) 24-1421☒ Check if this is an amended filing**Official Form 206A/B****Schedule A/B: Assets - Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents**1. Does the debtor have any cash or cash equivalents?**

- ☐ No. Go to Part 2.
☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor**Current value of debtor's interest****3. Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. Chase 9470 \$0.003.2. Bank of America Checking 9435 \$0.003.3. Cadence Bank unk. \$0.003.4. Northwest Bank 1300 \$54,230.00**4. Other cash equivalents (Identify all)****5. Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$54,230.00**Part 2: Deposits and Prepayments****6. Does the debtor have any deposits or prepayments?**

- ☒ No. Go to Part 3.
☐ Yes Fill in the information below.

Debtor Ideal Property Investments LLC
Name

Case number (If known) 24-1421

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- ☐ No. Go to Part 4.
☒ Yes Fill in the information below.

11. Accounts receivable

11b. Over 90 days old: 989,101.00 - 989,101.00 = \$0.00
face amount doubtful or uncollectible accounts

12. Total of Part 3.

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$0.00

Part 4: Investments

13. Does the debtor own any investments?

- ☐ No. Go to Part 5.
☒ Yes Fill in the information below.

Valuation method used
for current value

Current value of
debtor's interest

14. Mutual funds or publicly traded stocks not included in Part 1

Name of fund or stock:

15. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture

Name of entity: % of ownership

15.1. Interest in 1118 Virginia Street LLC % \$525,000.00

15.2. Interest in 343 Johnny Clark LLC % \$850,000.00

15.3. Interest in Ideal Murfreesboro LLC % \$3,900,000.00

15.4. Interest in Ideal Greenleaf LLC % \$3,599,000.00

16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1

Describe:

17. Total of Part 4.

Add lines 14 through 16. Copy the total to line 83.

\$8,874,000.00

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

Debtor Ideal Property Investments LLC
Name

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27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☒ No. Go to Part 8.
☐ Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☒ No. Go to Part 9.
☐ Yes Fill in the information below.

Part 9: Real property

54. Does the debtor own or lease any real property?

- ☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. 4237 E. Magnolia Phoenix, AZ		\$0.00		\$1,250,000.00
55.2. 1930 N. 22nd Avenue Phoenix, AZ 85009		\$0.00		\$5,800,000.00
55.3. 653 E. 20th Street Yuma, AZ		\$0.00		\$1,500,000.00
55.4. 700 S. Arizona Blvd. Coolidge, AZ 85128		\$0.00		\$100,000.00
55.5. 25377 Huntwood Avenue Hayward, CA 94544		\$0.00		\$9,500,000.00
55.6. 530 Opper Street Escondido, CA		\$0.00		\$4,900,000.00

Debtor	<u>Ideal Property Investments LLC</u>	Case number (If known)	<u>24-1421</u>
	Name		
55.7.	<u>877 Orange Avenue</u> <u>Tallahassee, FL</u>	<u>\$0.00</u>	<u>\$599,000.00</u>
55.8.	<u>8460 Thomas Avenue</u> <u>Bridgeview, IL 60455</u>	<u>\$0.00</u>	<u>\$650,000.00</u>
55.9.	<u>1924 North Avenue W</u> <u>Missoula, MT 59801</u>	<u>\$0.00</u>	<u>\$691,200.00</u>
55.10	<u>7925 W. Arby Avenue</u> <u>Las Vegas, NV 89113</u>	<u>\$0.00</u>	<u>\$2,800,000.00</u>
55.11	<u>19355 SW Teton</u> <u>Avenue</u> <u>Tualatin, OR 97062</u>	<u>\$0.00</u>	<u>\$2,950,000.00</u>
55.12	<u>2709 Electronic Lane</u> <u>Dallas, Texas 75220</u>	<u>\$0.00</u>	<u>\$4,750,000.00</u>
55.13	<u>586 West 9320 South</u> <u>Sandy, UT 84070</u>	<u>\$0.00</u>	<u>\$2,789,328.00</u>
55.14	<u>27423 40th Avenue</u> <u>Stanwood, WA 98292</u>	<u>\$0.00</u>	<u>\$775,000.00</u>
55.15	<u>12 Emery Road</u> <u>Oroville, WA 98844</u>	<u>\$0.00</u>	<u>\$175,000.00</u>
55.16	<u>11410 Beverly Park</u> <u>Road</u> <u>Everett, WA 98204</u>	<u>\$0.00</u>	<u>\$7,470,000.00</u>
55.17	<u>3811 188th Street NE</u> <u>Arlington, WA 98223</u>	<u>\$0.00</u>	<u>\$1,000,000.00</u>
55.18	<u>27602 40th Avenue</u> <u>NW</u> <u>Stanwood, WA 98292</u>	<u>\$0.00</u>	<u>\$775,000.00</u>
55.19	<u>3200 Shoreline Drive</u> <u>Camano Island, WA</u> <u>98292</u>	<u>\$0.00</u>	<u>\$900,000.00</u>

Debtor Ideal Property Investments LLC
Name

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56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

\$49,374,528.00

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

- ☒ No
☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

- ☒ No
☐ Yes

Part 10: Intangibles and intellectual property

59. **Does the debtor have any interests in intangibles or intellectual property?**

- ☒ No. Go to Part 11.
☐ Yes Fill in the information below.

Part 11: All other assets

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☐ No. Go to Part 12.
☒ Yes Fill in the information below.

**Current value of
debtor's interest**

71. **Notes receivable**

Description (include name of obligor)

72. **Tax refunds and unused net operating losses (NOLs)**

Description (for example, federal, state, local)

73. **Interests in insurance policies or annuities**

74. **Causes of action against third parties (whether or not a lawsuit has been filed)**

Avoidance actions as to First Fed Bank

Unknown

Nature of claim Bank loan

Amount requested \$0.00

claims against Ryan Wear and other former insiders or
officers of the Debtor

Unknown

Nature of claim

Amount requested \$0.00

Potential recovery of properties transferred pre-petition

Unknown

Nature of claim

Amount requested \$0.00

Potential causes of action as to interests in or properties
held by other related entities

Unknown

Nature of claim

Amount requested \$0.00

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Potential recovery of property held by Ideal Industrial Park LLC	<u>\$1,500,000.00</u>
Nature of claim	
Amount requested	<u>\$0.00</u>

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**

76. **Trusts, equitable or future interests in property**

77. **Other property of any kind not already listed** *Examples: Season tickets, country club membership*

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

<u>\$1,500,000.00</u>

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

☒ No
☐ Yes

Debtor Ideal Property Investments LLC
Name

Case number (If known) 24-1421

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	<u>\$54,230.00</u>	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	<u>\$0.00</u>	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	<u>\$0.00</u>	
83. Investments. <i>Copy line 17, Part 4.</i>	<u>\$8,874,000.00</u>	
84. Inventory. <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	<u>\$0.00</u>	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>	
88. Real property. <i>Copy line 56, Part 9.....></i>		<u>\$49,374,528.00</u>
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. All other assets. <i>Copy line 78, Part 11.</i>	<u>+ \$1,500,000.00</u>	
91. Total. Add lines 80 through 90 for each column	<u>\$10,428,230.00</u>	+ 91b. <u>\$49,374,528.00</u>
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		<u>\$59,802,758.00</u>

Debtor name Ideal Property Investments LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF WASHINGTON

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Debtor Ideal Property Investments LLC
Name

Case number (if known) 24-1421

☐ Yes. Specify each creditor,
including this creditor and its relative
priority.

☒ Unliquidated
☐ Disputed

2.3 Avatar REIT 1 LLC

Creditor's Name
1200 Westlake Ave N, Suite
1006

Seattle, WA 98109

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an
interest in the same property?

☒ No
☐ Yes. Specify each creditor,
including this creditor and its relative
priority.

Describe debtor's property that is subject to a lien
Interest in Ideal Greenleaf LLC

\$3,000,000.00

\$3,599,000.00

Describe the lien

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☐ No
☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply
☒ Contingent
☒ Unliquidated
☐ Disputed

2.4 Cadence Bank

Creditor's Name
Attn: Billy J. Babineaux, Jr.,
315 Settlers Trace Blvd
Lafayette, LA 70508

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an
interest in the same property?

☒ No
☐ Yes. Specify each creditor,
including this creditor and its relative
priority.

Describe debtor's property that is subject to a lien
653 E. 20th StreetYuma, AZ

\$1,123,400.91

\$1,500,000.00

Describe the lien

Deed of Trust

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☒ No
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply
☐ Contingent
☐ Unliquidated
☐ Disputed

2.5 Cadence Bank

Creditor's Name
Attn: Billy J. Babineaux, Jr.,
315 Settlers Trace Blvd
Lafayette, LA 70508

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Describe debtor's property that is subject to a lien
1924 North Avenue WMissoula, MT 59801

\$1,102,181.99

\$691,200.00

Describe the lien

Deed of Trust

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☒ No
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Debtor Ideal Property Investments LLC
Name

Case number (if known) 24-1421

Do multiple creditors have an interest in the same property?

☒ No
☐ Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply
☐ Contingent
☐ Unliquidated
☐ Disputed

2.6 Cadence Bank

Creditor's Name
Attn: Billy J. Babineaux, Jr.,
315 Settlers Trace Blvd
Lafayette, LA 70508

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☒ No
☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

586 West 9320 SouthSandy, UT 84070

\$1,400,202.63

\$2,789,328.00

Describe the lien

Deed of Trust

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☒ No
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply
☐ Contingent
☐ Unliquidated
☐ Disputed

2.7 Cadence Bank

Creditor's Name
Attn: Billy J. Babineaux, Jr.,
315 Settlers Trace Blvd
Lafayette, LA 70508

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☒ No
☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

2709 Electronic LaneDallas, Texas 75220

\$3,379,541.94

\$4,750,000.00

Describe the lien

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☒ No
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply
☐ Contingent
☐ Unliquidated
☐ Disputed

2.8 First Federal Bank

Creditor's Name
c/o Lane Powell LLP
1420 Fifth Avenue, Suite
4200
Attn: Gregory R. Fox
98101

Creditor's mailing address

Describe debtor's property that is subject to a lien

19355 SW Teton AvenueTualatin, OR 97062;
11410 Beverly Park RoadEverett, WA 98204

\$24,148,034.80

\$10,420,000.00

Describe the lien

Deed of Trust

Is the creditor an insider or related party?

☒ No

Debtor Ideal Property Investments LLC
Name

Case number (if known) 24-1421

Creditor's email address, if known

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☒ No

☐ Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply

☒ Contingent

☒ Unliquidated

☒ Disputed

2.9 First Security Bank of Nevada

Creditor's Name

Attn: Carolyn Crockett, 9130 W Russell Rd., Suite 100 Las Vegas, NV 89148

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☒ No

☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

4237 E. MagnoliaPhoenix, AZ; 1930 N. 22nd AvenuePhoenix, AZ 85009; 7925 W. Arby AvenueLas Vegas, NV 89113

\$7,828,109.70

\$9,850,000.00

Describe the lien

Deed of Trust

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

2.1 0 Integra Realty Resources-Charlotte LLC

Creditor's Name

214 W. Tremont Ave, Suite 200 Charlotte, NC 28203

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☒ No

☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

\$3,000.00

\$0.00

Describe the lien

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

2.1 1 Jo A. Duke Properties

Creditor's Name

4078 Bell Meadows Rd.

Describe debtor's property that is subject to a lien

Interest in 343 Johnny Clark LLC

\$650,000.00

\$850,000.00

Debtor Ideal Property Investments LLC
Name

Case number (if known) 24-1421

Longview, TX 75605

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☒ No
☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe the lien

Deed of Trust

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☐ No
☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☒ Contingent
☒ Unliquidated
☐ Disputed

2.1
2 Lance Mueller & Associates/Architects

Creditor's Name
140 Lakeside Avenue, Suite 310
Seattle, WA 98122

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☒ No
☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

\$113,902.72

\$0.00

Describe the lien

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☒ No
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent
☐ Unliquidated
☐ Disputed

2.1
3 Land Technologies, Inc.

Creditor's Name

18820 3rd Ave NE
Arlington, WA 98223

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☒ No
☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

\$18,881.25

\$0.00

Describe the lien

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☒ No
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent
☐ Unliquidated
☐ Disputed

2.1 4	NBC Mergeco, Inc.	Describe debtor's property that is subject to a lien 27423 40th AvenueStanwood, WA 98292	<u>\$1,122,855.71</u>	<u>\$775,000.00</u>
	Creditor's Name c/o Schweet Linde & Rosenblum, PLLC, 575 S. Michigan St. Seattle, WA 98108			
	Creditor's mailing address	Describe the lien Deed of Trust		
		Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	Creditor's email address, if known	Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	Date debt was incurred			
	Last 4 digits of account number			
	Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.	As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		

2.1 5	NBC Mergeco, Inc.	Describe debtor's property that is subject to a lien 3200 Shoreline DriveCamano Island, WA 98292	<u>\$624,932.58</u>	<u>\$900,000.00</u>
	Creditor's Name c/o Schweet Linde & Rosenblum, PLLC, 575 S. Michigan St. Seattle, WA 98108			
	Creditor's mailing address	Describe the lien Deed of Trust		
		Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	Creditor's email address, if known	Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	Date debt was incurred			
	Last 4 digits of account number			
	Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. 1. Tyee Beach Water Association, Inc. 2. NBC Mergeco, Inc.	As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed		

2.1 6	Pitney Bowes Inc.	Describe debtor's property that is subject to a lien	<u>\$1,750.68</u>	<u>\$0.00</u>
	Creditor's Name 27 Waterview Dr., 3rd Floor Shelton, CT 06484			
	Creditor's mailing address	Describe the lien		
		Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	Creditor's email address, if known	Is anyone else liable on this claim? <input checked="" type="checkbox"/> No		
	Date debt was incurred			

Debtor Ideal Property Investments LLC
Name

Case number (if known) 24-1421

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☒ No
☐ Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply
☐ Contingent
☐ Unliquidated
☒ Disputed

2.1
7

Socotra REIT I LLC

Creditor's Name

2208 29th Street, Suite 100
Sacramento, CA 95817

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☒ No
☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

530 Opper StreetEscondido, CA

\$8,001,770.71

\$4,900,000.00

Describe the lien

Deed of Trust

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☒ No
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

2.1
8

Socotra REIT I LLC

Creditor's Name

2208 29th Street, Suite 100
Sacramento, CA 95817

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☒ No
☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

25377 Huntwood AvenueHayward, CA 94544

\$7,987,868.28

\$9,500,000.00

Describe the lien

Deed of Trust

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☒ No
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

2.1
9

SS Holdings LLC

Creditor's Name

4601 Chennault Beach Road,
Suite 200
Mukilteo, WA 98275

Creditor's mailing address

Describe debtor's property that is subject to a lien

3811 188th Street NEArlington, WA 98223

\$3,147,802.00

\$1,000,000.00

Describe the lien

Debtor Ideal Property Investments LLC
Name

Case number (if known) 24-1421

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☒ No
☐ Yes. Specify each creditor, including this creditor and its relative priority.

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☒ No
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply
☒ Contingent
☒ Unliquidated
☐ Disputed

2.2 State of Washington, Dept of
0 Ecology

Creditor's Name

300 Desmon Dr SE
Lacey, WA 98503

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☒ No
☐ Yes. Specify each creditor, including this creditor and its relative priority.

Describe debtor's property that is subject to a lien

\$1,720.00

\$0.00

Describe the lien

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☒ No
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply
☐ Contingent
☐ Unliquidated
☐ Disputed

2.2 Tyee Beach Water
1 Association, Inc.

Creditor's Name
c/o Carolyn Strong, 3067
Shoreline Dr.
Camano Island, WA 98282

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☐ No
☒ Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.15

Describe debtor's property that is subject to a lien

\$600.00

\$900,000.00

3200 Shoreline Drive Camano Island, WA 98292

Describe the lien

Is the creditor an insider or related party?

☒ No
☐ Yes

Is anyone else liable on this claim?

☒ No
☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply
☐ Contingent
☐ Unliquidated
☐ Disputed

2.2 Water for Commerce Fund
2 Management, LLC

Describe debtor's property that is subject to a lien

Unknown

\$0.00

Debtor Ideal Property Investments LLC
Name

Case number (if known) 24-1421

Creditor's Name
c/o K. Terrell Hutchins,
Ottergourg, P.C., 230 Park
Ave.
New York, NY 10169

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an
interest in the same property?

☒ No
☐ Yes. Specify each creditor,
including this creditor and its relative
priority.

Describe the lien

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☒ Contingent

☒ Unliquidated

☒ Disputed

2.2
3

We Do Dirt LLC

Creditor's Name

P.O. Box 65
North Lakewood, WA 98259

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an
interest in the same property?

☒ No
☐ Yes. Specify each creditor,
including this creditor and its relative
priority.

Describe debtor's property that is subject to a lien

\$99,403.23

\$0.00

Describe the lien

Mechanic's Lien

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$173,804,385
.13

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

David P. Papiez
Fox Rothschild
1001 Fourth Avenue, Suite 4400
Seattle, WA 98104

On which line in Part 1 did you
enter the related creditor?

Line 2.9

Last 4 digits of
account number for
this entity

Debtor	<u>Ideal Property Investments LLC</u>	Case number (if known)	<u>24-1421</u>
	Name		
	Jeffrey L. Smoot Westwood Pacific Law PLLC 1725 SW Roxbury Street, Ste. 2 Seattle, WA 98106	Line	<u>2.19</u>
	Lane Powell PC 1420 Fifth Avenue, Suite 4200 Attn: Gregory R. Fox Seattle, WA 98101	Line	<u>2.8</u>
	Michael R. Rethinger Burke Moore Law Group 235 Peachtree Street NE, Suite 1900 Atlanta, GA 30303	Line	<u>2.7</u>
	Michael Wachtell Buchalter PC 1000 Wilshire Blvd, Suite 1500 Los Angeles, CA 90017	Line	<u>2.17</u>
	Michael Wachtell Buchalter PC 1000 Wilshire Blvd, Suite 1500 Los Angeles, CA 90017	Line	<u>2.18</u>
	Vivian B. Fisher Burke Law Group LLP 235 Peachtree St NE, Suite 1900 Atlanta, GA 30303	Line	<u>2.4</u>

Fill in this information to identify the case:

Debtor name Ideal Property Investments LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF WASHINGTON

Case number (if known) 24-1421

☒ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B).

Property

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract

Arlington Recycle
11411 Beverly Park Road
Everett, WA 98205

2.2. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract

Beaches Interior LLC
2129 Andrea Lane
Fort Myers, FL 33912

2.3. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract

Bureau Office Inc.
701 Eden Terrace
High Point, NC 27263

2.4. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract

Condo Cars
2129 Andrea Lane
Fort Myers, FL 33912

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.5. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Customm Upholstery
1924 North Avenue West
Missoula, MT 59801

2.6. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Dobbs Stanford Corp.
2715 Electronic Lane
Dallas, TX 75220

2.7. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Grand Canyon Foods International
1930 N. 22nd Avenue
Phoenix, AZ 85009

2.8. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Guardian MMA LLC
730a Middle Tennessee Blvd., Suite 12
Murfreesboro, TN 37129

2.9. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Hexa Partners
730a Middle Tennessee, Suite 13
Murfreesboro, TN 37129

Additional Page if You Have More Contracts or Leases**2. List all contracts and unexpired leases****State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

- 2.10. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Ice & Water Vendors
700 S. Arizona Blvd.
Coolidge, AZ 85128

- 2.11. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

ITA Med Co.
25377 Huntwood Avenue
Hayward, CA 94544

- 2.12. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Mach Holdings
1930 N. 22nd Avenue
Phoenix, AZ 85009

- 2.13. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Oerlikon Balzers Coating USA, Inc.
730a Middle Tennessee, Suite 18-20
Murfreesboro, TN 37129

- 2.14. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Progressive Design Playgrounds
530 Opper Street, Unit B
Escondido, CA 92029

Additional Page if You Have More Contracts or Leases**2. List all contracts and unexpired leases****State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

- 2.15. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Recumbent Bicycles of Tennessee
730 Middle Tennessee Blvd., Suite 9
Murfreesboro, TN 37129

- 2.16. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Refreshing AZ
4237 E. Magnolia
Phoenix, AZ 85034

- 2.17. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Refreshing AZ
653 E. 20th Street
Yuma, AZ 85365

- 2.18. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Refreshing FL
877 Orange Avenue
Tallahassee, FL 32301

- 2.19. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Refreshing GA
1118 Virginia Street
Columbus, GA 31901

Additional Page if You Have More Contracts or Leases**2. List all contracts and unexpired leases****State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

- 2.20. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Refreshing GL
8460 Thomas Avenue
Bridgeview, IL 60455

- 2.21. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Refreshing GL
1400 Greenleaf Avenue
Elk Grove Village, IL 60007

- 2.22. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Refreshing MW
19355 SW Teton Avenue
Tualatin, OR 97062

- 2.23. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Refreshing NV
7925 W. Arby Avenue
Las Vegas, NV 89113

- 2.24. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Refreshing TX
2709 Electric Lane
Dallas, TX 75220

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.25. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Refreshing TX
343 Johnny Clark Road
Longview, TX 75605

2.26. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Refreshing USA
11410 Beverly Park Road
Everett, WA 98204

2.27. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Select Technology Group
2711 Electronic Lane
Dallas, TX 75220

2.28. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Sherwood Collision Center
19355 SW Teton Avenue
Tualatin, OR 97062

2.29. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract _____

Sky Heating and Air Conditioning
19305 SW Teton Avenue
Tualatin, OR 97062

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.30. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract

Sound-Crete/Cell-Crete Corp.
530 Opper Street, Unit A
Escondido, CA 92029

2.31. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract

Tenn 730 Business LLC
730 Middle Tennessee Blvd., Suite 10 and 11
Murfreesboro, TN 37129

2.32. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract

The Warehouse
730a Middle Tennessee, Suite 14-15
Murfreesboro, TN 37129

2.33. State what the contract or lease is for and the nature of the debtor's interest Lease of commercial property

State the term remaining

List the contract number of any government contract

Yuma Gymnastics
653 E. 20th Street, Suite A
Yuma, AZ 85365

Fill in this information to identify the case:Debtor name Ideal Property Investments LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF WASHINGTONCase number (if known) 24-1421☒ Check if this is an amended filing**Official Form 206H
Schedule H: Your Codebtors****12/15**

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- ☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor**Column 2: Creditor****Name****Mailing Address****Name****Check all schedules that apply:**☒ D 2.11
☐ E/F _____
☐ G _____2.34 343 Johnny Clark
LLC

Jo A. Duke Properties

2.35 Creative
Technologies LLC 2732 Grand Ave., Suite 122
Everett, WA 98201Avatar Financial Group
LLC☒ D 2.2
☐ E/F _____
☐ G _____2.36 Ideal Greenleaf
LLC

Avatar REIT 1 LLC

☒ D 2.3
☐ E/F _____
☐ G _____2.37 Ideal
Murfreesboro LLCAvatar Financial Group
LLC☒ D 2.2
☐ E/F _____
☐ G _____

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10/16/24

Accrual Basis

Ideal Properties, LLC
Profit & Loss
January 1 through September 5, 2024

	Jan 1 - Sep 5, 24
Ordinary Income/Expense	
Income	
4100.I · Property Income	
4090.I · Uncategorized Income	9,408.00
4110.I · Rental Income	1,151,203.43
Total 4100.I · Property Income	1,160,611.43
Total Income	1,160,611.43
Gross Profit	1,160,611.43
Expense	
6000.I · General Expense	
6010.I · Bank Service Charges	211.90
6020.I · Computer and Internet Expenses	1,177.58
6030.I · Dues and Subscriptions	62.00
6050.I · Repairs and Maintenance	3,600.00
6060.I · Utilities	7,354.53
6220.I · Fines and Penalties	67.83
6450 · Licenses and Fees	235.80
Total 6000.I · General Expense	12,709.64
6200.I · Insurance Expense	18,545.97
6300.I · Professional Fees	36,238.00
6400.I · Taxes - Property	39,232.43
Total Expense	106,726.04
Net Ordinary Income	1,053,885.39
Other Income/Expense	
Other Expense	
8000.I · Other Expense	
8100.I · Interest Expense	14,101.90
Total 8000.I · Other Expense	14,101.90
Total Other Expense	14,101.90
Net Other Income	-14,101.90
Net Income	1,039,783.49

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Accrual Basis

Ideal Properties, LLC

Balance Sheet

As of September 5, 2024

	Sep 5, 24
ASSETS	
Current Assets	
Checking/Savings	
1000.I · Bank Accounts	
1010.I · Bank of America - 9435	184,044.14
1020.I · Cadence Bank	200,788.97
Total 1000.I · Bank Accounts	384,833.11
Total Checking/Savings	384,833.11
Accounts Receivable	
1100.I · Accounts Receivable	1,353,534.17
Total Accounts Receivable	1,353,534.17
Other Current Assets	
12000 · Undeposited Funds	139,111.52
1700.I · Note Receivable - RP	1,031,250.00
Total Other Current Assets	1,170,361.52
Total Current Assets	2,908,728.80
Fixed Assets	
1500.I · Property Plant & Equipment	
1510.I · Property	
1511.I · Escondido CA	3,358,000.00
1512.I · Hayward CA	6,300,000.00
1513.I · Bells Ferry GA	3,338,925.96
1514.I · Magnolia AZ	787,500.00
1515.I · W Arby NV	3,352,500.00
1516.I · Las Cruces NM	1,575,000.00
1517.I · Beverly Park WA	5,078,938.32
1518.I · Tualatin OR	2,062,500.00
1519.I · 315 Ewell Rd VA	904,520.71
1520.I · 3495 Lamar Memphis TN	1,725,000.00
1521.I · 701 Eden Archdale NC	633,750.00
1522.I · Columbus GA	500,000.00
1523.I · 188th St NE Arlington WA	1,990,000.00
1524.I · 2129 Andrea Lane FL	1,557,500.00
1526.I · 204 NWW San Antonio	3,200,000.00
1527.I · 343 Johnny Clark	830,000.00
1528.I · 602 S Meadow Odessa	430,000.00
1529.I · 3200 Shoreline Dr WA	830,000.00
1530.I · 27423 40th Ave WA	1,550,000.00
1531.I · 516 Veterans Memorial Kileen	450,000.00
1532.I · 12 Emery	215,000.00
1533.I · 877 Orange Ave FL	330,000.00
1534.I · 700 S AZ Blvd AZ	120,000.00
1535.I · 1930 N 22nd Ave AZ	5,450,000.00
1536.I · 653 E 20th St AZ	1,500,000.00
1537.I · 1000 Nicholas Ave IL	1,229,388.73
1538.I · 8460 Thomas Ave IL	500,000.00
1539.I · 4300 Forest Dr. CO	2,800,000.00
1540.I · 11519 S PetroPark Houston	915,000.00
1541.I · 1400 Green Leaf IL	3,800,000.00
1542.I · 730a Middle TN Blvd Murfreesbo	3,710,000.00
1543.I · 1206 Hewett	1,100,000.00
1544.I · Naples FL	787,500.00
1545.I · Flagstaff (TCR)	600,000.00
1546.I · Arlington Airport	995,000.00
1547.I · Walden 152nd RV Park	1,223,380.43

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Accrual Basis

Ideal Properties, LLC

Balance Sheet

As of September 5, 2024

	Sep 5, 24
1548.I · Ideal Industrial Park	486,367.63
1549.I · Wear Commercial 188th St. NE	4,763.75
Total 1510.I · Property	66,220,535.53
Total 1500.I · Property Plant & Equipment	66,220,535.53
1600 · Buildings and Improvements	
1601 · Land Improvements -	2,858,920.05
1600 · Buildings and Improvements - Other	1,782,510.54
Total 1600 · Buildings and Improvements	4,641,430.59
Total Fixed Assets	70,861,966.12
Other Assets	
1800.I · Tenant Security Deposits Held	-21,907.50
1900.I · Intercompany transfer	-3,961,258.38
Total Other Assets	-3,983,165.88
TOTAL ASSETS	69,787,529.04
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000.I · Accounts Payable	3,294,114.74
Total Accounts Payable	3,294,114.74
Credit Cards	
ACH	5,017.40
Total Credit Cards	5,017.40
Total Current Liabilities	3,299,132.14
Long Term Liabilities	
2700.I · Note Payable	
2701.I · Creative Note Payable	31,703,184.11
2711.I · UBB - 100433400	14,737.80
2713.I · UBB - 100255800	1,772,918.88
2720.I · First Security NV - 4000058000	3,003,712.27
2721.I · First Security NV - 4000060300	745,741.68
2722.I · First Security NV - 4000062700	3,905,345.24
2730.I · First Fed WA - 500100678	1,430,351.81
2731.I · First Fed WA - 500100858	4,247,754.35
2740.I · Pinnacle - 90626089	858,058.04
2741.I · Pinnacle - 90667900	1,640,142.12
2742.I · Pinnacle - 46919862969	598,975.10
2743.I · Pinnacle - 90626551	320,578.56
2750.I · Evergreen - 13110100027440	795,000.00
2751.I · Stronghill Capital - 071030074	1,510,473.76
2752.I · Chase - 643102022120	1,640,000.00
2753.I · AM First National	611,153.12
2760.I · Sellers Note - Johnny Clark	600,000.00
2761.I · Sellers Note - Arlington	695,000.00
2762.I · Sellers Note - 653 E 20th AZ	1,050,000.00
2770.I · Avatar - 1400 Greenleaf	1,500,000.00
2771.I · Avatar - 730a Middle	3,710,000.00
2772.I · Avatar - 131 Bells Ferry	2,300,000.00
2700.I · Note Payable - Other	-31,187.77
Total 2700.I · Note Payable	64,621,939.07
Total Long Term Liabilities	64,621,939.07
Total Liabilities	67,921,071.21

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Accrual Basis

Ideal Properties, LLC

Balance Sheet

As of September 5, 2024

	Sep 5, 24
Equity	
3000.I · Equity	
3010.I · Member 1 Equity	1,140,000.00
3020.I · Member 1 Draws	-120,000.00
3040.I · Member 2 Draws	-15,076.74
Total 3000.I · Equity	1,004,923.26
3999.I · Retained Earnings	-178,248.92
Net Income	1,039,783.49
Total Equity	1,866,457.83
TOTAL LIABILITIES & EQUITY	69,787,529.04